

# East Norbeck Local Park Expansion -- No. 058703

Category **M-NCPPC**  
 Agency **M-NCPPC**  
 Planning Area **Olney**  
 Relocation Impact **None.**

Date Last Modified  
 Previous PDF Page Number  
 Required Adequate Public Facility

April 16, 2004  
**NONE**  
**NO**

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	348	0	0	348	61	173	23	75	16	0	0
Land											
Site Improvements and Utilities	2,267	0	0	2,267	0	0	473	1,579	215	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2,615</b>	<b>0</b>	<b>0</b>	<b>2,615</b>	<b>61</b>	<b>173</b>	<b>496</b>	<b>1,654</b>	<b>231</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Program Open Space	1,786	0	0	1,786	0	0	389	1,397	0	0	0
Contributions	280	0	0	280	0	173	107	0	0	0	0
Park and Planning Bonds	549	0	0	549	61	0	0	257	231	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				0	0	0	0	0	0	0	0
Energy				0	0	0	0	0	0	0	0
Program-Staff				42	0	0	0	0	21	21	0
Program-Other				15	0	0	0	0	9	6	0
Cost Savings				0	0	0	0	0	0	0	0
Offset Revenue				0	0	0	0	0	0	0	0
Net Impact				57	0	0	0	0	30	27	0
Workyears				2.0	0.0	0.0	0.0	0.0	1.0	1.0	0.0

## DESCRIPTION

East Norbeck Local Park is a 25-acre park located on the north side of Norbeck Road (MD 28) east of Georgia Avenue. A proposed 300 foot right-of-way for the Intercounty Connector is located along the north and eastern property line. The park originally consisted of 10 acres and was developed in the early 1970's. The existing facilities include a softball field, a baseball field, a soccer field overlay, two lighted tennis courts, a lighted basketball court, a playground, a picnic shelter with restrooms, and a small asphalt parking lot.

Proposed facilities include path network connecting the parking lot to the facilities; a natural surface trail; picnic pavilion; restrooms, lighted tennis courts, playground, soccer/lacrosse field, larger softball field, and realigned baseball and softball fields so that they no longer overlap.

## JUSTIFICATION

Parks, Recreation and Open Space Master Plan (PROS): A Local Land Preservation and Recreation Plan, approved by the Montgomery County Planning Board in July, 1998 and PROS Implementation Plan, 2001. In July 1997, after requests from the community and the Montgomery County Department of Recreation, M-NCPPC purchased an adjoining 14.78-acre parcel for the purpose of providing additional parking to address a long-standing and potentially dangerous parking condition, and for possible expansion of park facilities. The acquired parcel wraps around the existing 10-acre park on the north and east, and generally gently slopes towards the two bisecting streams. Formerly cultivated, the property is basically devoid of trees except for scattered vegetation along the Norbeck Road frontage, and in areas immediately adjacent to the stream making it suitable for park development.

In June 2003, the Planning Board approved a facility plan to incorporate the acquired acreage into the park, provide an adequate amount of parking within the park to support park facilities, improve existing, worn, and functionally obsolete facilities within the park and accommodate future master planned road improvements.

## Plans and Studies

Park User Survey, 2000; Olney Master Plan, 1980.

A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act of 1991) requirements will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

## APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY05	0
Last FY's Cost Estimate		0
Present Cost Estimate		2,615
Appropriation Request	FY05	234
Appropriation Req. Est.	FY06	0
Supplemental		
Appropriation Request	FY04	0
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

## COORDINATION

Facility Planning: Local Parks PDF 957775

M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

## MAP

See Map Next Page

**Cost Change**

Not applicable.

**STATUS**

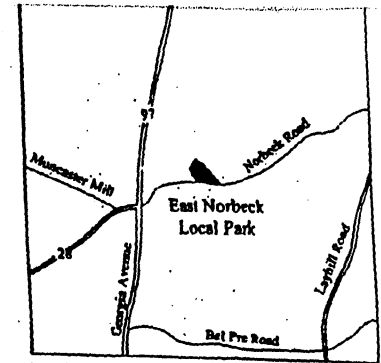
Facility Planning Completed.

**FISCAL NOTE**

The Planning Board proposes to use the funds required by the conditions of approval of the Small's Nursery property to construct the soccer field. Because the developer had already designed the soccer field prior to a Maryland State Highway Administration (SHA) decision on nearby intersection improvements, the Planning Board and SHA have resolved to enter into an agreement that will include provisions for payment to M-NCPPC of approximately \$46,000 to cover, among other things, costs of designing a soccer/lacrosse field and associated improvements at East Norbeck Local Park. The conditions of approval of the Small's Nursery project also required the developer to post a bond in the amount of \$234,000 toward the construction of a soccer field to serve the area.

# Facility Plan

May 28, 2003  
Scale: 1"=50'  
North



**Vicinity Map**  
Scale: 1"=1/2 mile

## East Norbeck Local Park

**Client:**  
M-NCPPC  
Department of Park and Planning  
9200 Brentwood Avenue  
Silver Spring, Maryland 20901

**Consultant:**  
The RBA Group  
7164 Columbia Gateway Drive, Suite #205  
Columbia, Maryland 21046  
410.312.9966

**Existing Structures (Typical)**  
From County GIS Maps

### Legend

- Existing Deciduous Tree
- Proposed Deciduous Tree
- Existing Evergreen Tree
- Proposed Evergreen Tree
- Existing Specimen Tree
- Streams

